



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

## METRO HISTORIC ZONING COMMISSION (MHZC) AGENDA

**February 20, 2013**

**Sonny West Conference Center/ Fulton Campus**

**2:00 p.m.**

700 Second Avenue South (between Lindsley Avenue and Middleton Street)  
*For directions and a map, visit [www.nashville.gov/mhc/mhzc/directions\\_hob.asp](http://www.nashville.gov/mhc/mhzc/directions_hob.asp)*

**Brian Tibbs, Chair**  
**Ann Nielson, Vice-Chair**

Menié Bell  
Rose Cantrell  
Samuel Champion  
Richard Fletcher

Hunter Gee  
Aaron Kaalberg  
Ben Mosley

**Tim Walker**

Executive Director, Metro Historical Commission and Metro Historic Zoning Commission

**Robin Zeigler**

Historic Zoning Administrator, Metro Historic Zoning Commission

Metro Historic Zoning Commission  
3000 Granny White Pike, Nashville, TN 37204  
615-832-7970  
615-862-7974, fax  
[www.nashville.gov/mhc](http://www.nashville.gov/mhc)  
histlap1@nashville.gov

### **Notice to Public**

Please remember to turn off your cell phones.



The Metro Historical Commission does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in access to, or operation of its programs, services, activities or in its hiring or employment practices. **ADA inquiries should be forwarded to:** Yvonne Ogren, Metro Historical Commission ADA Compliance Coordinator, 3000 Granny White Pike, Nashville, TN 37204, (615) 862-7970. **Title VI inquiries should be forwarded to:** Ms. Shirley Sims-Saldana, Title VI Coordinator, Human Relations, 800 Second Avenue, South, 4<sup>th</sup> floor, Nashville, TN 37210, (615) 880-3391. **Contact Department of Human Resources for all employment related inquiries** at (615) 862-6640.

## **ABOUT THE COMMISSION**

The Metropolitan Historic Zoning Commission (MHZC) is an architectural review board which reviews applications for work on properties that are within a Historic Overlay and makes recommendations to Metro Council on designation of Historic Overlays. Its nine volunteer members, appointed by the mayor and confirmed by Metro Council, include representatives from zoning districts, the Metropolitan Planning Commission, the Metropolitan Historical Commission; architect(s), and other citizens of Davidson County.

Agendas and Staff Reports can be viewed online at [www.nashville.gov/mhc](http://www.nashville.gov/mhc) the Friday before the meeting. Applications and permits may be tracked using Kiva Citizen <https://permits.nashville.gov/kivanet/2/index.cfm>.

Meetings may be viewed live or at an alternative time on Channel 3. Visit [www.nashville.gov/calendar](http://www.nashville.gov/calendar) for a broadcast schedule.

## **COMMUNICATING WITH THE COMMISSION**

Because the MHZC is a quasi-judicial body they are not permitted to discuss specific cases outside of a public hearing. For more information about a case or to submit comments to the commission before the meeting, please send to MHZC staff at least one day prior to the meeting. For materials provided at the meeting, please provide 11 copies.

All meetings are open to the public and the public is invited to give testimony at the meetings. For advice on addressing the Commission, please see “How the Meeting Works” at the end of this agenda.

## **AFTER THE MEETING**

**Decisions:** The Commission meets the third Wednesday of each month. (With the exception of November 2012 when the Commission will meet on November 14, 2012 to avoid the Thanksgiving holiday.) The decision on all cases before the Commission and minutes from the prior month, if ratified by the Commission, will be posted online the Friday after the meeting.

**Appeal:** Pursuant to the provisions of § 2.68.030 of the Metropolitan Code of Laws, the MHZC’s decisions may be appeal to the Chancery Court of Davidson County or the Circuit Court of Davidson County via a statutory writ of certiorari. If you choose to appeal, you are advised to seek your own independent legal counsel to ensure that your appeal is filed in a timely manner and that all procedural requirements are met. You should also seek independent legal advice regarding the applicability of the writ of certiorari to the specific decision of the Historic Zoning Commission.

**METRO HISTORIC ZONING COMMISSION (MHZC)  
AGENDA**

**February 20, 2013**

**Sonny West Conference Center/ Fulton Campus**

**2:00 p.m.**

**I. APPROVAL OF MINUTES**

- a.** January 16, 2013

**II. CONSENT**

**b. 1815 FORREST AVE**

Application: New construction-addition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 1908693

**c. 2007 CEDAR LN**

Application: New construction-addition; Partial demolition.

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 1908504

**d. 1203 FERGUSON AVE**

Application: New construction-addition; Demolition-outbuilding

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 1908500

**e. 311 WEST END PL**

Application: New construction-addition and Accessory structure; Partial Demolition

Council District: 24

Overlay: Richland-West End Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 1908507

**f. 3705 RICHLAND AVE**

Application: New construction-addition and Accessory structure; Setback Reduction

Council District: 24

Overlay: Richland-West End Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 1908481

**g. 1628 FATHERLAND ST**

Application: New Construction-addition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 1908525

**h. 1922 19TH AVE S**

Application: New construction-accessory Structure

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 1906255

**i. 2403 FAIRFAX AVE**

Application: New construction - Outbuilding

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Project Lead: Michelle Taylor

Permit ID #: 1908445

**j. 3501 BYRON AVE, LOT 11**

Application: New construction-infill

Council District: 18

Overlay: Elmington Place Neighborhood Conservation Zoning Overlay

Project Lead: ROBIN ZEIGLER

Permit ID #: 1909004

**k. 3501 BYRON AVE, LOT 3**

Application: New construction-infill

Council District: 18

Overlay: Elmington Place Neighborhood Conservation Zoning Overlay

Project Lead: ROBIN ZEIGLER

Permit ID #: 1909004

**l. 1234 5<sup>TH</sup> AVENUE NORTH**

Application: New construction-infill

Council District: 19

Overlay: Germantown Historic Preservation Zoning Overlay

Project Lead: ROBIN ZEIGLER

Permit ID #: 1909001

**m. 2612 ESSEX PL**

Application: New construction-primary and accessory buildings; Reduced Setbacks  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: SEAN ALEXANDER  
Permit ID #: 1908568

**n. 1511 FATHERLAND ST**

Application: New construction-primary building  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: SEAN ALEXANDER  
Permit ID #: 1904314

**o. 513 FATHERLAND ST**

Application: New Construction-infill  
Council District: 06  
Overlay: Edgefield Historic Zoning Overlay  
Project Lead: MELISSA BALDOCK  
Permit ID #: 1908513

**p. 515 FATHERLAND ST (515)**

Application: New construction-primary structure  
Council District: 06  
Overlay: Edgefield Historic Zoning Overlay  
Project Lead: MELISSA BALDOCK  
Permit ID #: 1908517

**q. 2818 BELCOURT AV (512 32<sup>nd</sup> Avenue South)**

Application: New construction-infill  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: SEAN ALEXANDER  
Permit ID #: 1908569

**r. 2818 BELCOURT AV (514 32<sup>nd</sup> Avenue South)**

Application: New construction-infill  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: SEAN ALEXANDER  
Permit ID #: 1908570

### **III. NEW BUSINESS**

#### **s. 105 LINDSLEY PARK DR**

Application: Demolition-historic building and New construction-infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 1908566

#### **t. 1423 ORDWAY PL**

Application: New construction-Addition; Setback Reduction

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 1908564

#### **u. 1620 HOLLY ST**

Application: Demolition; New construction-infill

Council District: 18

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 1897529

#### **v. 1300 ASHWOOD**

Application: Addition—accessory structure; Setback reduction.

Council District: 06

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 1908671

#### **w. 1808 SWEETBRIAR AVE**

Application: Demolition; New construction-primary and accessory buildings

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 1908567

#### **x. 1708 CEDAR LANE**

Application: New construction – Outbuilding; Setback Reduction

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: Michelle Taylor

Permit ID #: 1908515

**y. 1517 PARIS AVE**

Application: New construction-detached accessory dwelling unit

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #:1908565

**IV. DESIGNATION**

**z.** Salemtn Neighborhood Conservation Zoning Overlay Recommendation

**V. NEW BUSINESS**

**aa.** Alteration to Preservation Permit Deadline

**bb.** Alteration to Administrative Approval policy

**cc.** Report of administratively approved permits attached

## HOW DOES THE MEETING WORK?

The Metropolitan Historic Zoning Commission meeting is open to the public. Please turn off all cell-phones. Each case follows this format:

- a. Staff will make a presentation about each project up for consideration and provide an analysis on how it does or does not meet the design guidelines.
- b. The applicant will have the opportunity to present and answer questions of the Commission.
- c. The public will have **two minutes** each to comment on the application. Please state your name and address for the record before making your comments. Please be sure to direct all comments to the microphone so that they are a part of the official record. (Comments may also be sent in advance to the project lead via email, fax or mail. Please see agenda for contact information.)
- d. The applicant has the option of responding to public comments, once all have been made.
- e. After all public comments, the Chair will close the “public hearing” which means there is no more opportunity for public or applicant comments, unless the Commission invites either back.
- f. The Commission will make a decision which could be to approve, disapprove, or approve with conditions. The applicant may also request that a decision be postponed.
- g. Appeals to decisions of the MHZC can be taken to a court of competent jurisdiction as provided for by law.
- h. If the project is approved or approved with conditions, the applicant will receive a permit. The red permit placard must be posted so it can be clearly viewed from the main public right-of-way.
- i. A building permit may be necessary for the proposed project. Preservation Permits are not a substitute to a building permit. Contact Metro Department of Codes Administration, Howard School Building, 700 2nd Avenue South. (615) 862-6500 (615) 862-6514 fax.
- j. Projects that are disapproved will receive written notice of the Commission’s decision. These projects may be revised and resubmitted for review. The exact same project may not be resubmitted for review.

## HINTS FOR PREPARING FOR THE MEETING

### If you are not the applicant:

- Copies of the staff recommendations are available online prior to the meeting.
- If you are not the applicant, but would like to speak about a project, be sure to have your comments well organized so that you can share all your thoughts within the **two minute** time limit. Comments may also be sent in advance to the project lead via email, fax or mail. Please see agenda for contact information.
- If multiple people wish to speak on the same topic, consider selecting a spokesperson to speak for all of you.

### If you are the applicant:

- Copies of the staff recommendations are available online prior to the meeting. Review it and contact your project lead with any questions you may have.
- Organize your notes well so that you are sure to cover every important aspect of your project during the presentation.
- Keep in mind that staff will present an overview of the project, prior to your presentation. You do not need to repeat what has already been said.

If you plan to make an electronic presentation, please send to the project lead listed on the agenda, in advance.